Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

22 Brady Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$1,210,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	09/02/2020	to	08/02/2021		So	urce	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	12 Purtell St BENTLEIGH EAST 3165	\$1,727,000	09/10/2020
2	16 Mervin St BENTLEIGH EAST 3165	\$1,695,000	25/01/2021
3	129 Rowans Rd MOORABBIN 3189	\$1,582,000	05/12/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/02/2021 13:02



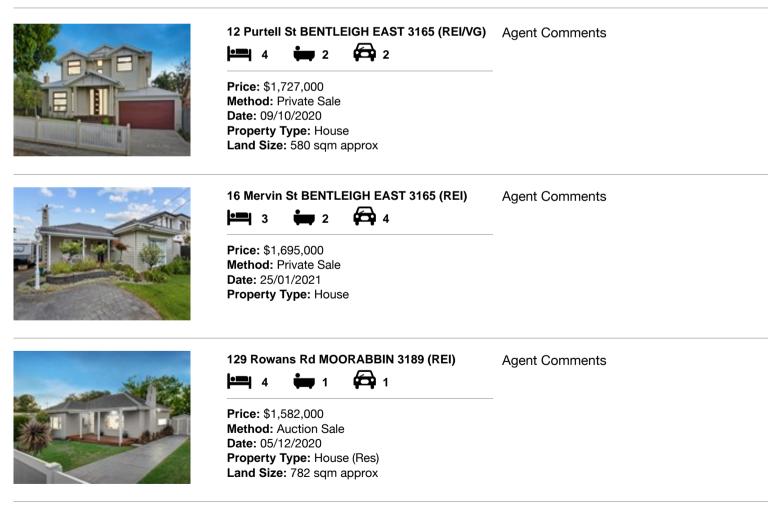
RT Edgar





Property Type: House (Previously Occupied - Detached) Land Size: 681 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price 09/02/2020 - 08/02/2021: \$1,210,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.